

WHAT ARE THE HEIGHT REQUIREMENTS FOR BUILDINGS?

The maximum height of any principle building in the R1 zone is 30' measured from the adjoining curb grade or if the principal building is setback from the street line, the vertical distance is measured from the average elevation of the finished grade nearest the building to the highest point of the roof surface if a flat roof or mean height level between the eaves and ridge for a gable, hip or gambrel roof.

Note: No accessory building other than guesthouses or caretakers residences shall exceed 15' in height. Guesthouses and caretakers residence shall not exceed 17' in height.

HOW MUCH OF MY LOT CAN I COVER WITH THE BUILDINGS?

The maximum building coverage is regulated by setbacks.

OTHER REQUIREMENTS?

Specific PUD development standards may apply to your property, please contact the Planning Department for more information.

For answers to other questions such as Floor Area Ratio (FAR), parking requirements, driveway requirements, or architectural requirements, you may contact the Planning Department.



City of Milpitas

City of Milpitas
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PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

R1 ZONING DISTRICT (SINGLE FAMILY RESIDENTIAL)

PHONE: 408-586-3279
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City of Milpitas

WHAT IS A R1 ZONE?

A low-density residential zone that provides a suitable environment intended for the single-family dwellings and suburban family life.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Accessor’s Parcel Number (APN number (if available)

WHAT ARE THE R1 ZONE LOT SIZES?

R1 Zones are categorized into the following six minimum lot areas:

R1 Zones	Minimum Lot Area
R1-2.5	2,500 s.f.
R1-3	3,000 s.f.
R1-4	4,000 s.f.
R1-5	5,000 s.f.
R1-6	6,000 s.f.
R1-8	8,000 s.f.
R1-10	10,000 s.f.

WHAT ARE THE PERMITTED USES IN R1 ZONES?

The following uses are permitted in a R1 Zone:

- Single-family dwelling
- Planned unit developments
- Agriculture, except the raising of animals or fowl for commercial purposes, or sale of any products at retail on the premises
- Mobile homes
- Second family unit, in conjunction with an existing legal single-family dwelling
- Home occupations
- State authorized, certified or licensed residential care facility or family care home
- Small and large family childcare home

*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

WHAT ARE THE MINIMUM LOT WIDTHS?

R1 Zones are categorized into the following six minimum lot areas:

R1 Zone	Frontage (Slope less than 16%/ Slope equal to or greater than 16%/Slope equal to or greater than 26%)
R1-2.5	30’
R1-3	30’
R1-4	40’
R1-5	50’
R1-6	55’
R1-8	70’
R1-10	80’/200’/300’

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS FOR THE PRINCIPAL BUILDINGS?

R1 Zone	Front (Slope less than 16% / Slope equal to or greater than 16%/Slope equal to or greater than 26%)	Side (Slope less than 16%/Slope equal to or greater than 16%/Slope equal to or greater than 26%)	Rear (Slope less than 16%/Slope equal to or greater than 16% but less than 26%/Slope equal to or greater than 26%)
R1-2.5	20’, curved driveway 15’	One side 5’	15’; if the principal building is two story, 20’
R1-3	20’, curved driveway 15’	One side 5’	15’; if the principal building is two story, 20’
R1-4	20’, curved driveway 15’	One side 6’	15’; if the principal building is two story, 20’
R1-5	20’	Minimum of 6’ on the side of the garage; both sides total 10’	20’
R1-6	20’	Minimum of 6’ on the side of the garage; both sides total 13’	25’
R1-8	25’	One side 7’; both sides total 17’	25’; if the building is two-story, 30’
R1-10	25’/40’/40’	One side 8’; both sides total 20’; One side 20’; both sides total 45’/40’	30’; if the principal building is two-story, 35’/40’/40’

Note: Setbacks may vary depending if the property falls within a Planned Unit Development (PUD) area. Please contact the Planning Division to confirm the setback requirements.